



## Greater Toronto Area | Yonge - St. Clair New Homes High Rise Submarket Report

Data as of October 2024

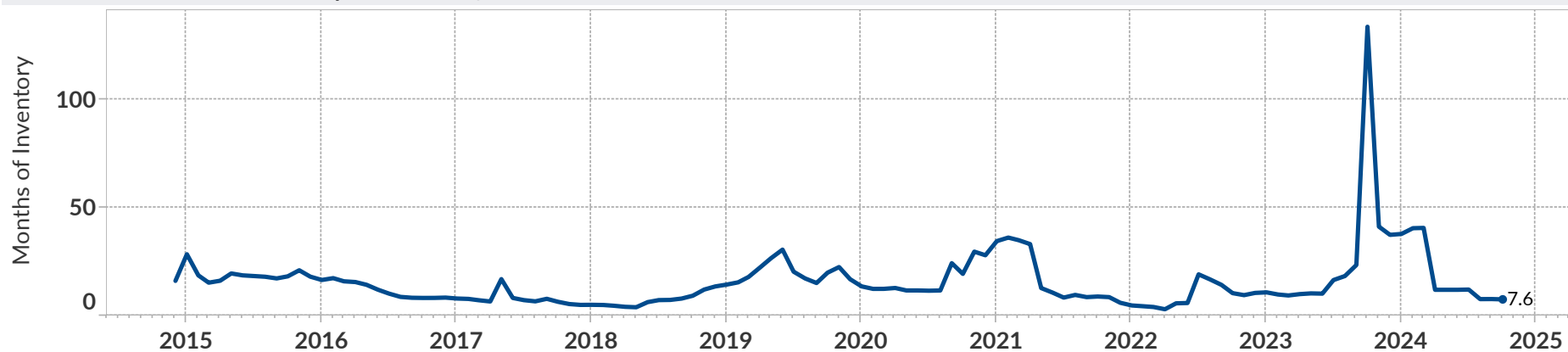


## Yonge - St. Clair Submarket Report - October 2024



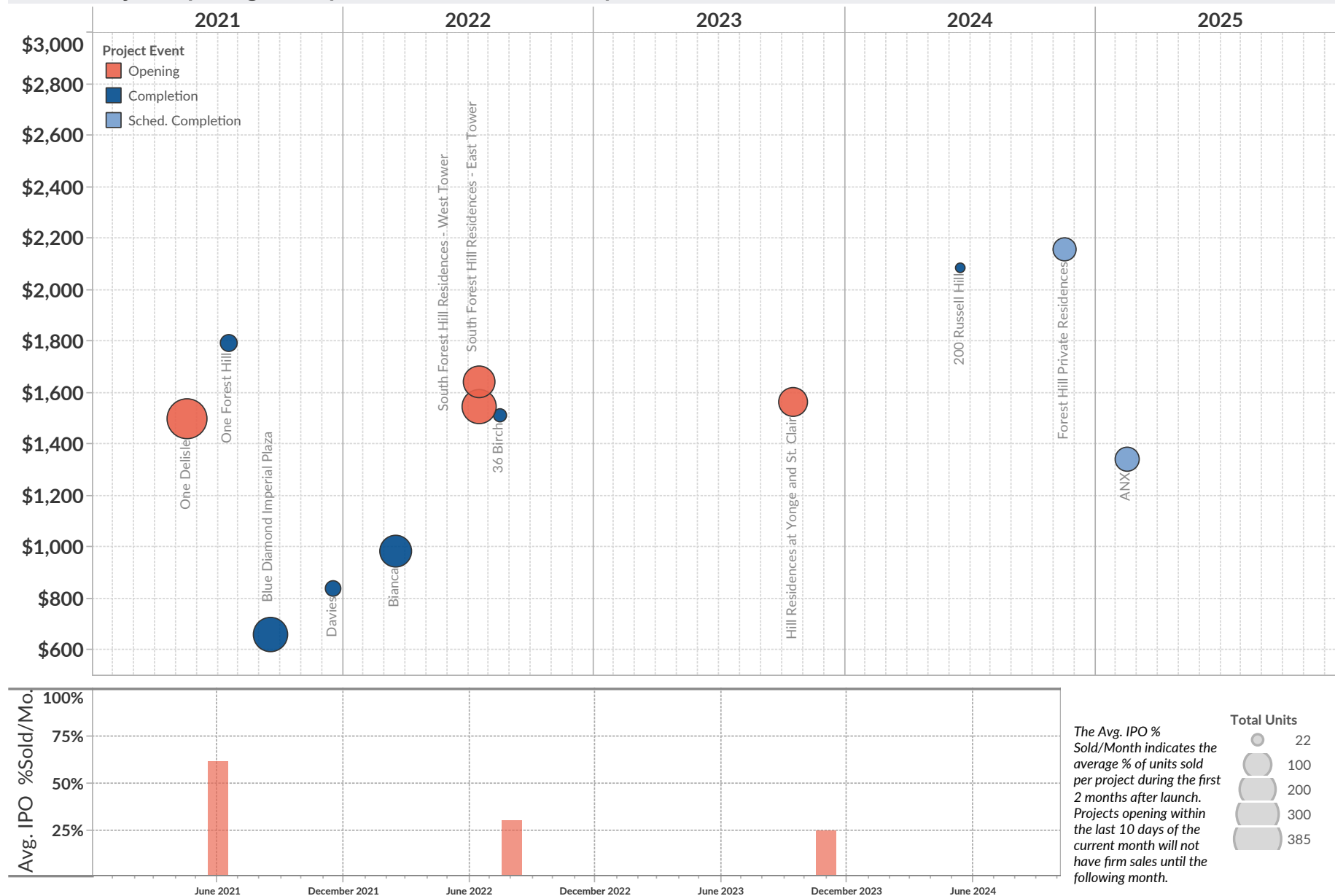
| Yonge - St. Clair           |             | GTA         |
|-----------------------------|-------------|-------------|
| Distinct count of Site Name | 7           | 338         |
| No. of Units                | 1,262       | 87,750      |
| Total Sales                 | 1,097       | 70,068      |
| Act Inv                     | 165         | 17,682      |
| Avg. \$/sf                  | \$2,122     | \$1,393     |
| Avg. Project \$/SF          | \$1,990     | \$1,309     |
| Avg. SF                     | 984         | 776         |
| Avg. \$                     | \$2,088,813 | \$1,081,599 |
| Current Month Sales         | 2           | 210         |

**Submarket - Months of Inventory** *(calculated using current rem. inv. and last 12 month sales)*



# Yonge - St. Clair Submarket Report - October 2024

## Recent Project Openings, Completions & Scheduled Completions



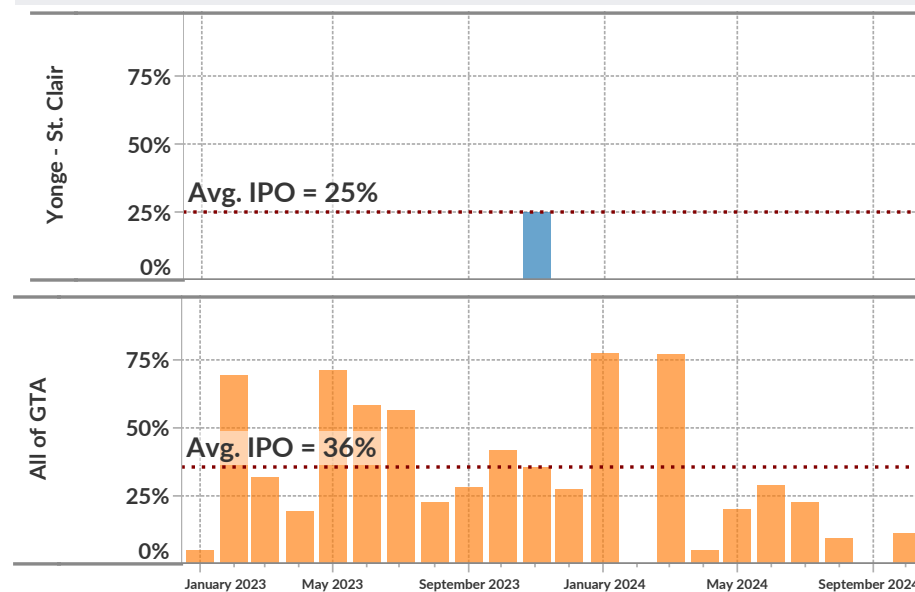
# Yonge - St. Clair Submarket Report - October 2024

## Project Data by Unit Type

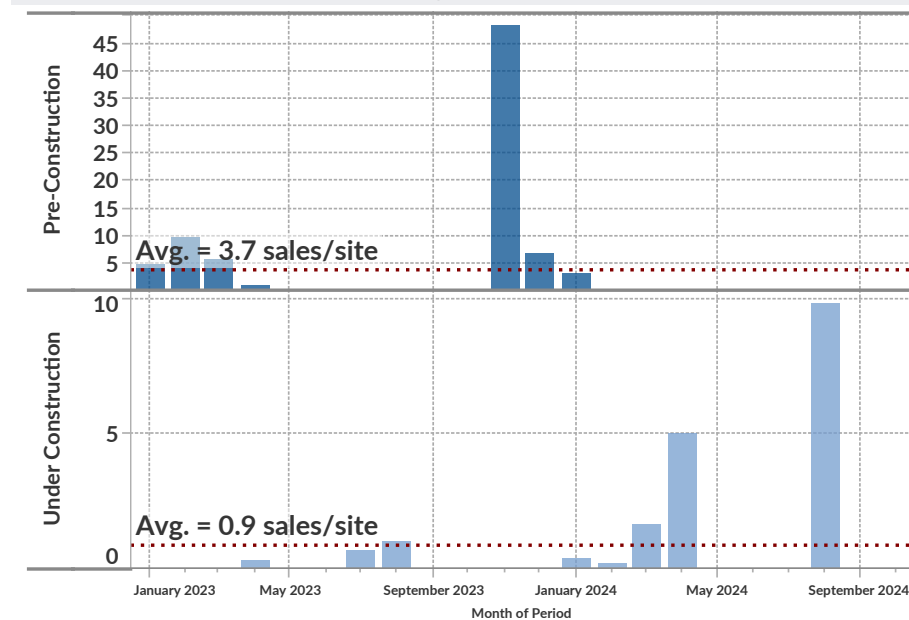
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 10           | 0                   | 9           | 1       |
| 1 Bedroom       | 428          | 0                   | 406         | 22      |
| 1 Bedroom + Den | 344          | 2                   | 307         | 37      |
| 2 Bedroom       | 306          | 0                   | 235         | 71      |
| 2 Bedroom + Den | 37           | 0                   | 37          | 0       |
| 3 Bedroom & Up  | 118          | 0                   | 84          | 34      |
| Penthouse       | 8            | 0                   | 8           | 0       |
| Other           |              |                     |             |         |

| Avg. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|------------|-----------------|------------------|------------------|-------------------|
| \$2,358    | 488             | 488              | \$1,150,900      | \$1,150,900       |
| \$2,117    | 480             | 1,065            | \$770,990        | \$2,379,900       |
| \$1,813    | 514             | 686              | \$851,990        | \$1,735,900       |
| \$1,955    | 648             | 1,842            | \$1,007,990      | \$4,194,000       |
|            |                 |                  |                  |                   |
| \$2,462    | 943             | 3,171            | \$1,789,900      | \$11,659,900      |
|            |                 |                  |                  |                   |
|            |                 |                  |                  |                   |

## IPO Launch Performance (first 2 months)

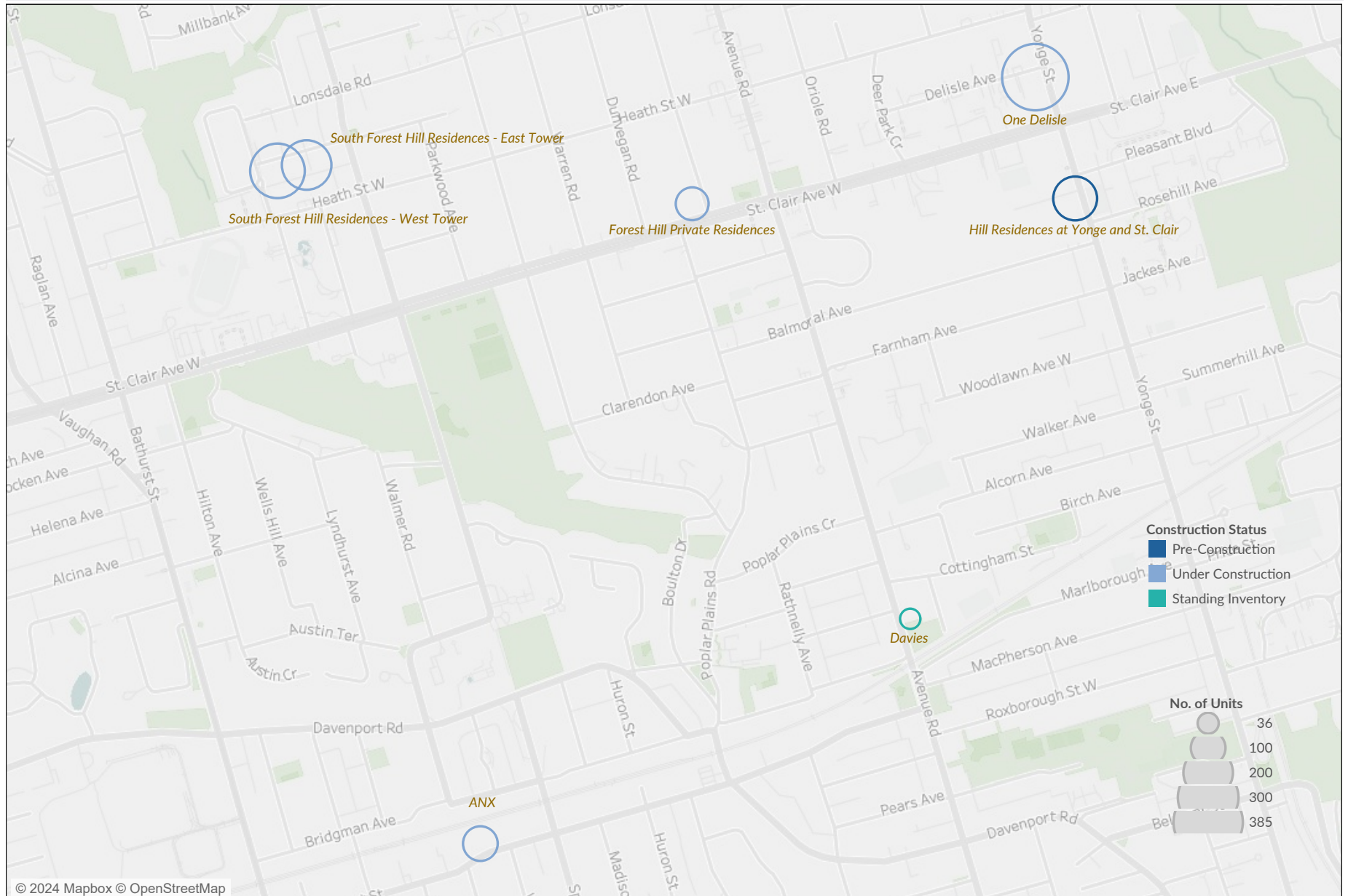


## Post Launch Absorption: Yonge - St. Clair



# Yonge - St. Clair Submarket Report - October 2024

## Current Active Projects



## Yonge - St. Clair Submarket Report - October 2024

### Current Active Project List

| Site Name                                                      | Product Type | Month, Year of Occ Date | Current Month Sales | YTD | Act Inv | No. of Units | Min. Original \$/SF | Avg. Current Price Per SqFoot |
|----------------------------------------------------------------|--------------|-------------------------|---------------------|-----|---------|--------------|---------------------|-------------------------------|
| ANX - Freed Developments Ltd.                                  | Apartment    | February 2025           | 0                   | 0   | 15      | 105          | \$1,342             | \$1,960                       |
| Davies - Brandy Lane Homes                                     | Apartment    | December 2021           | 0                   | 0   | 4       | 36           | \$840               | \$1,644                       |
| Forest Hill Private Residences - Altree Developments           | Apartment    | March 2025              | 0                   | 1   | 32      | 94           | \$2,158             | \$2,190                       |
| Hill Residences at Yonge and St. Clair - Metropia              | Apartment    | November 2028           | 0                   | 3   | 0       | 168          | \$1,565             | \$1,561                       |
| One Delisle - Slate Asset Management                           | Apartment    | June 2027               | 0                   | 0   | 21      | 385          | \$1,500             | \$3,118                       |
| South Forest Hill Residences - East Tower - Parallax Develop.. | Apartment    | June 2026               | 0                   | 34  | 14      | 214          | \$1,643             | \$1,708                       |
| South Forest Hill Residences - West Tower - Parallax Develop.. | Apartment    | June 2027               | 2                   | 52  | 79      | 260          | \$1,547             | \$1,752                       |

# Yonge - St. Clair Submarket Report - October 2024

## Monthly Sales

| Sub Market              | Current Month Sales | Distinct count of Site Name |
|-------------------------|---------------------|-----------------------------|
| Bloor - Yorkville       | 5                   | 15                          |
| Central Waterfront      | 12                  | 6                           |
| Don Mills - York Mills  | 2                   | 8                           |
| Downtown Core           | 3                   | 6                           |
| Downtown East           | 7                   | 18                          |
| Downtown West           | 33                  | 24                          |
| Etobicoke Waterfront    | 0                   | 1                           |
| Highway7 - Yonge        | 0                   | 4                           |
| Mississauga City Centre | 1                   | 10                          |
| North Toronto           | 3                   | 15                          |
| North Yonge Corridor    | 5                   | 9                           |
| North York East         |                     |                             |
| North York West         | 12                  | 10                          |
| Not Applicable          | 115                 | 170                         |
| Scarborough City Centre |                     |                             |
| Sheppard Corridor       | 1                   | 9                           |
| Thornhill               | 0                   | 2                           |
| Toronto East            | 1                   | 6                           |
| Toronto West            | 8                   | 18                          |
| Yonge - St. Clair       | 2                   | 7                           |

## Current GTA Active Projects

| Total Sales | Act Inv | Avg. \$/sf | Avg. SF | Avg. \$     |
|-------------|---------|------------|---------|-------------|
| 2,941       | 539     | \$2,419    | 1,102   | \$2,667,085 |
| 2,792       | 842     | \$1,697    | 891     | \$1,512,683 |
| 1,796       | 283     | \$1,221    | 791     | \$966,161   |
| 3,674       | 447     | \$1,866    | 787     | \$1,467,683 |
| 5,303       | 1,171   | \$1,419    | 717     | \$1,017,908 |
| 7,510       | 1,211   | \$1,865    | 959     | \$1,788,630 |
| 552         | 13      | \$1,640    | 854     | \$1,400,746 |
| 881         | 211     | \$1,069    | 798     | \$852,767   |
| 4,786       | 663     | \$1,218    | 669     | \$814,845   |
| 2,560       | 310     | \$1,576    | 939     | \$1,480,579 |
| 2,703       | 786     | \$1,636    | 672     | \$1,099,752 |
|             |         |            |         |             |
| 1,173       | 728     | \$1,287    | 751     | \$966,116   |
| 26,088      | 9,122   | \$1,159    | 728     | \$843,365   |
|             |         |            |         |             |
| 1,878       | 532     | \$1,383    | 816     | \$1,127,719 |
| 414         | 25      | \$1,361    | 1,683   | \$2,289,400 |
| 900         | 172     | \$1,262    | 657     | \$829,501   |
| 3,020       | 462     | \$1,238    | 923     | \$1,142,788 |
| 1,097       | 165     | \$2,122    | 984     | \$2,088,813 |



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